



CALIFORNIA STRATEGIC
GROWTH COUNCIL



Affordable Housing and Sustainable Communities (AHSC) Program

2016 Recommended Awards

Tuesday October 11, 2016 | Byron Sher Auditorium

Recommended Action for Council

Approve staff recommendation to award \$289,439,831 in cap-and-trade funding for the 2015-2016 Affordable Housing and Sustainable Communities Program to 25 projects supporting greenhouse gas (GHG) emissions reductions and related co-benefits.



AHSC Program Vision

To fund projects that result in:

- the reduction of **greenhouse gas (GHG) emissions** and **vehicle miles traveled (VMT)** and
- **increased accessibility** of housing, employment centers and key destinations

through low-carbon transportation options such as walking, biking and transit.



Eligible Project Types

TOD	ICP	RIPA
Transit Oriented Development	Integrated Connectivity Project	Rural Innovation Project Area
<p>Required:</p> <ul style="list-style-type: none"> ✓ High Quality Transit ✓ Affordable Housing 	<p>Required:</p> <ul style="list-style-type: none"> ✓ Qualifying Transit ✓ Sustainable Transportation Infrastructure 	<p>Required:</p> <ul style="list-style-type: none"> ✓ Qualifying Transit ✓ Sustainable Transportation Infrastructure
<p>Required: At least one additional components from the following:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Sustainable Transportation Infrastructure <input type="checkbox"/> Transportation Related Amenities <input type="checkbox"/> Programs 	<p>Required: At least one additional components from the following:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Affordable Housing <input type="checkbox"/> Transportation Related Amenities <input type="checkbox"/> Programs 	<p>Required: At least one additional components from the following:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Affordable Housing <input type="checkbox"/> Transportation Related Amenities <input type="checkbox"/> Programs



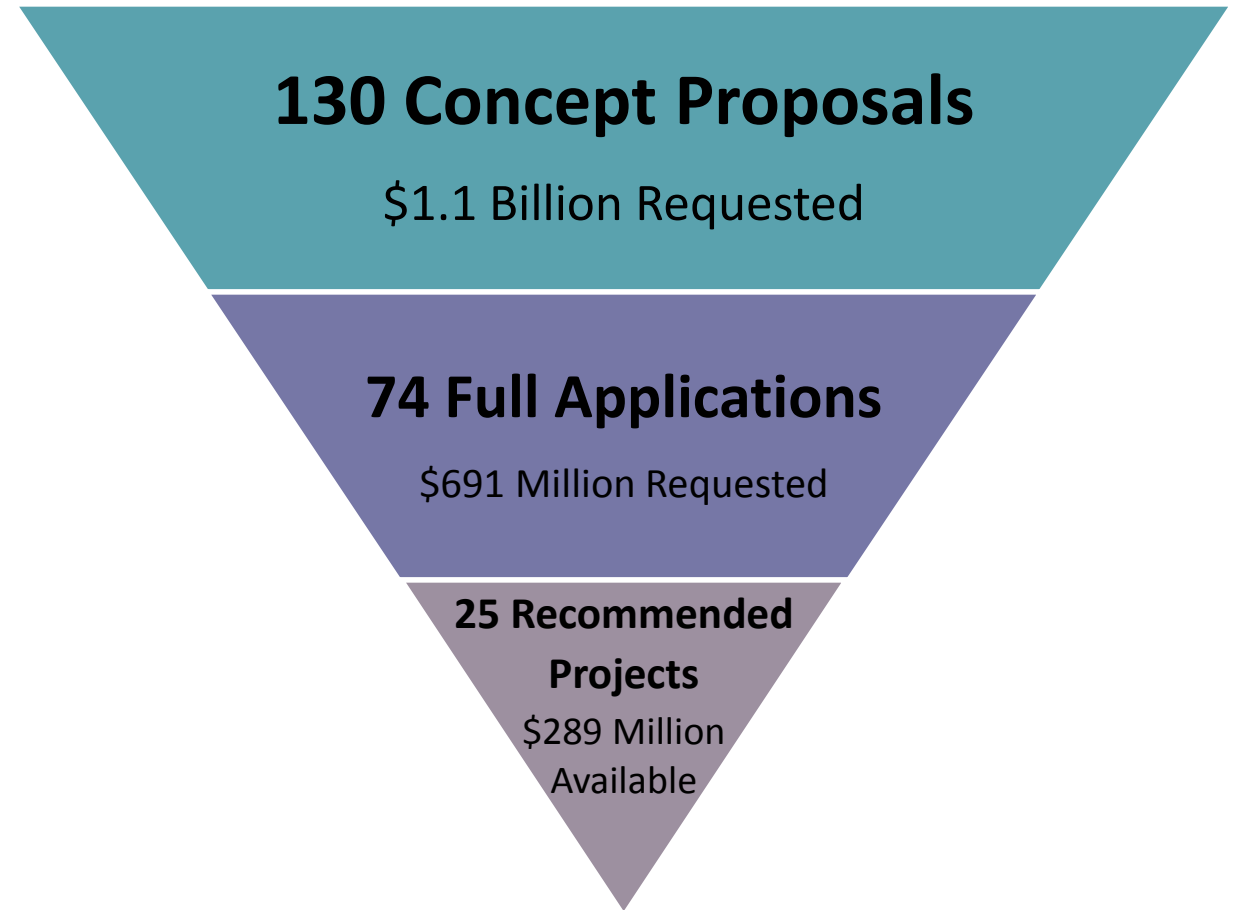
2016 Funding Round: Application Process



Application Process

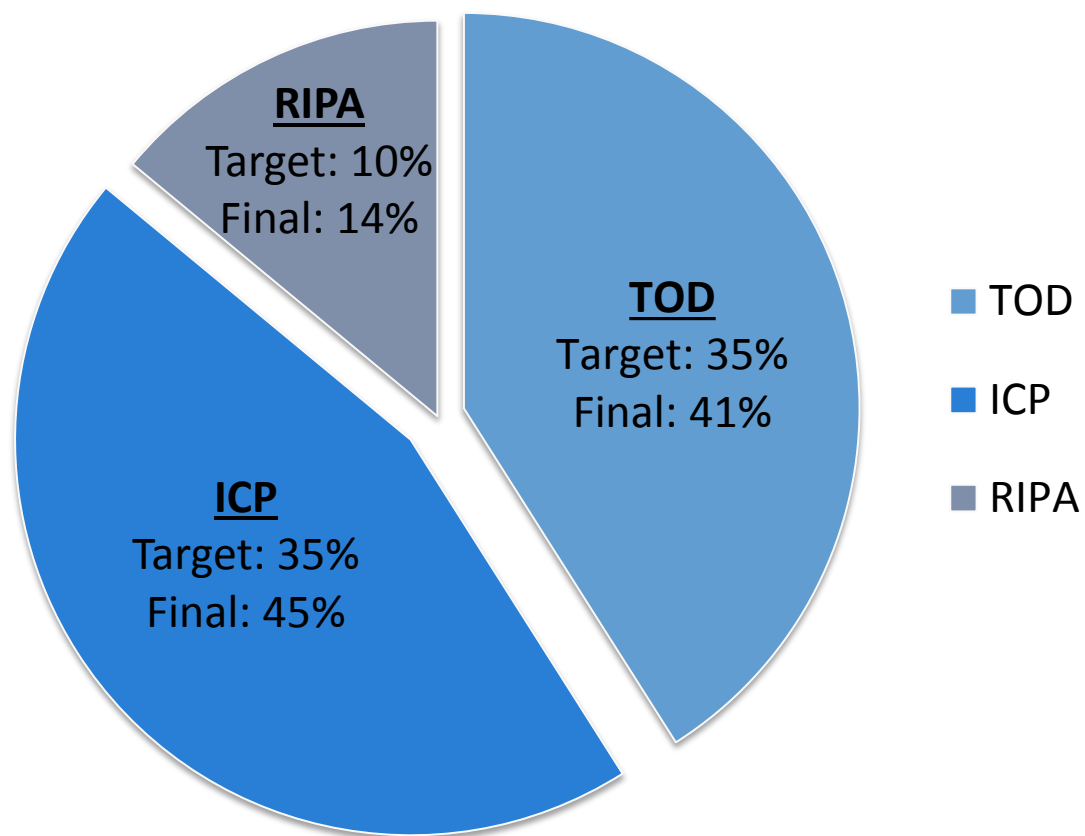
Full Application Review:

- Interagency Policy Scoring Review
- ARB GHG Quantification Methodology (QM) Review
- HCD Feasibility and Readiness Review
- Optional MPO Rating and Ranking



Targets for Funding Distribution

Project Area Targets



Process after meeting

Project Area targets:

- Remaining 20% re-ordered as a group, GHGs are re-binned, projects are re-scored
- AHSC staff recommend funding highest ranked projects that benefit the most disadvantaged communities in the state

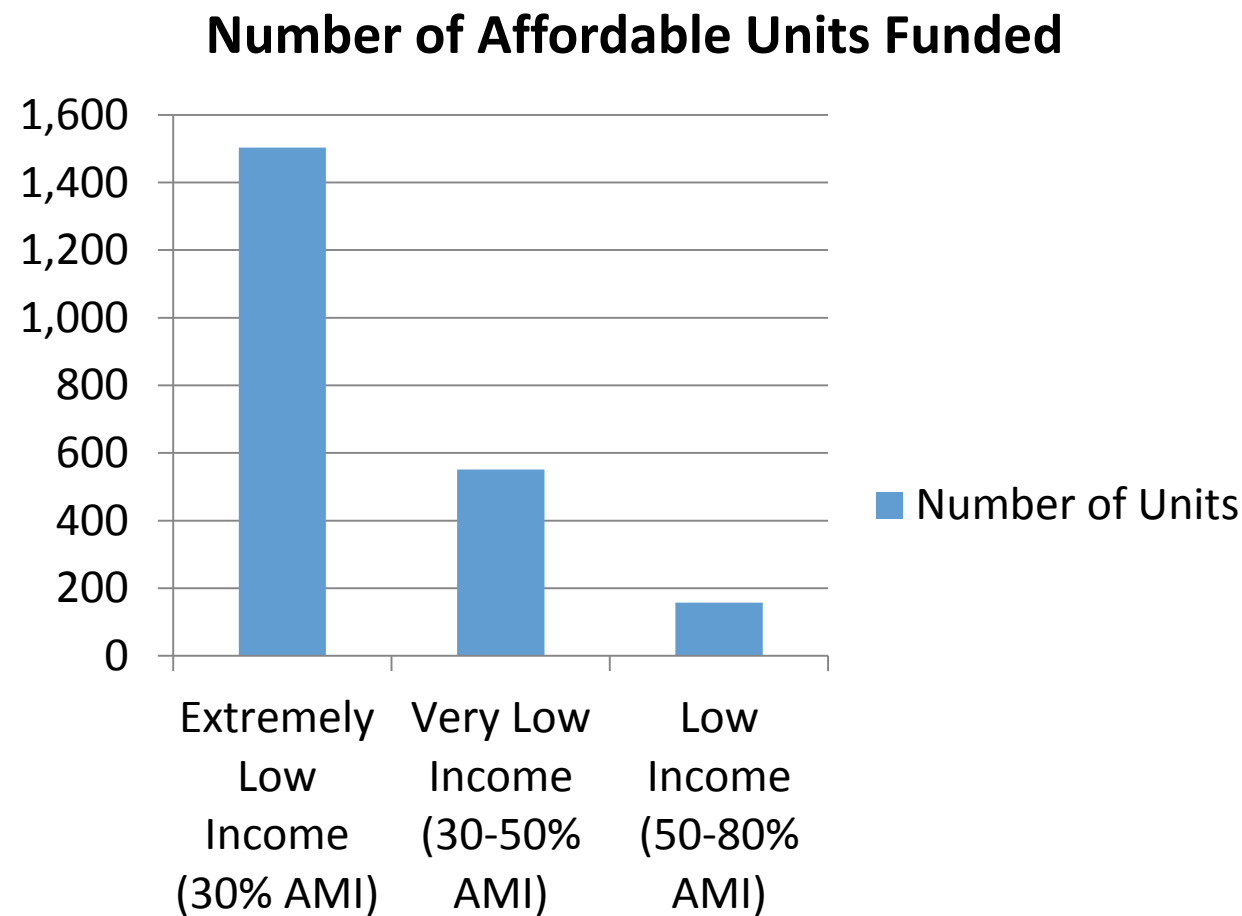


Recommended 2015-16 Awards



Affordable Housing

- 80% of total funds will go towards affordable housing and related infrastructure
- More than 2,260 units of affordable housing, mostly at very deep levels of affordability



Disadvantaged Communities

\$88.4 Million will go
to census tracts
ranked in the top 5th
percentile of
CalEnviroScreen 2.0

85% of Award Funds Benefit Disadvantaged Communities

73%

Invested directly in
disadvantaged
communities

6%

Invested within ½ mi
of a disadvantaged
community

6%

25% of Project Work
Hours by residents of
disadvantaged
communities



Transportation and Transit Improvements

More than 20% of total funding (\$55.4 Million) is being allocated for transportation-related investments

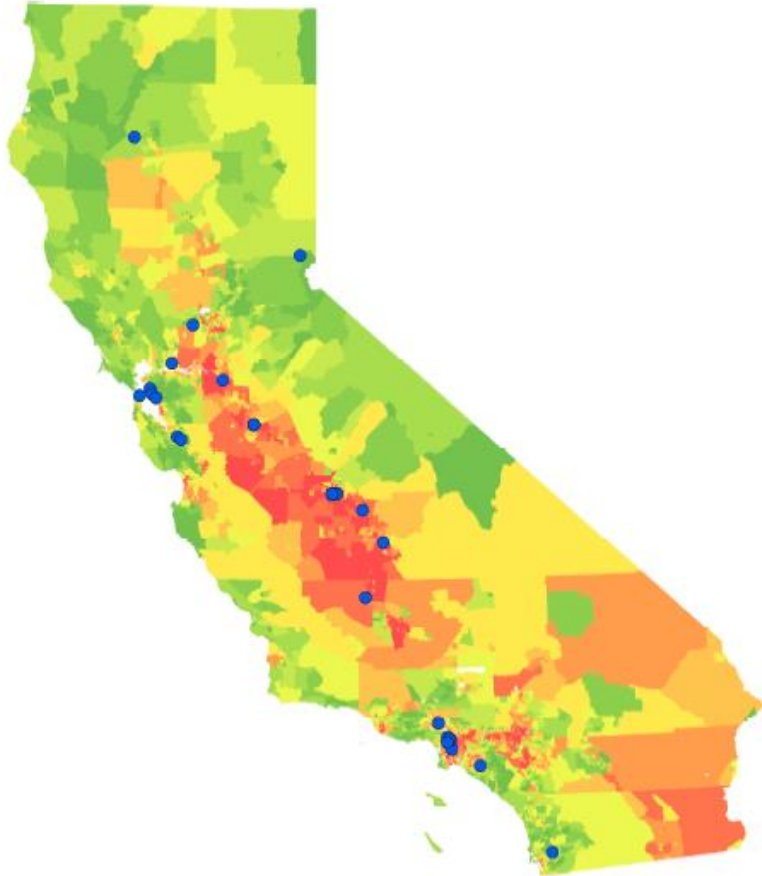
- \$48.2 Million in Sustainable Transportation Infrastructure
- \$7.2 Million in Transportation Related Amenities



Synergy with other Cap-and-Trade Programs

Transit Intercity Rail Capital Program (TIRCP)	AHSC
Metro Red Line and Purple Line Core Capacity Improvements Project Significantly improves frequency of Metro Red and Purple lines in Los Angeles (10-min → 4-min)	PATH Metro Villas – 0.2 miles from Metro Red line Six Four Nine Lofts – 0.6 miles from Metro Red and Purple lines
BART Silicon Valley Phase II Extension Extends BART service from Berryessa to Alum Rock, Downtown San Jose, San Jose Diridon Station & Santa Clara	St. James TOD, San Jose – 0.8 miles from future BART station in Downtown San Jose
OC Streetcar and OCTA System-Wide Mobile Ticketing Streetcar will connect the Santa Ana Regional Transit Center with a new multimodal hub in Garden Grove	Santa Ana Arts Collective – 0.8 miles from the 4 th /Main St. OCTA streetcar stop
Metropolitan Rapid Transit and Rail Connectivity Project Highest Priority improvements to Fresno's BRT and High Frequency Route system	South Stadium – 0.3 miles from future BRT stop
	Kings Canyon – 0.2 miles from future Willow/Kings and 0.3 miles from future Peach/Kings BRT stops
Light Rail Modernization and Expansion Program Adds 10 expansion vehicles to the Muni light rail system	455 Fell Mercy Housing – 0.4 miles from Market/Gough Street MUNI F stop

Geographic Distribution of Awards



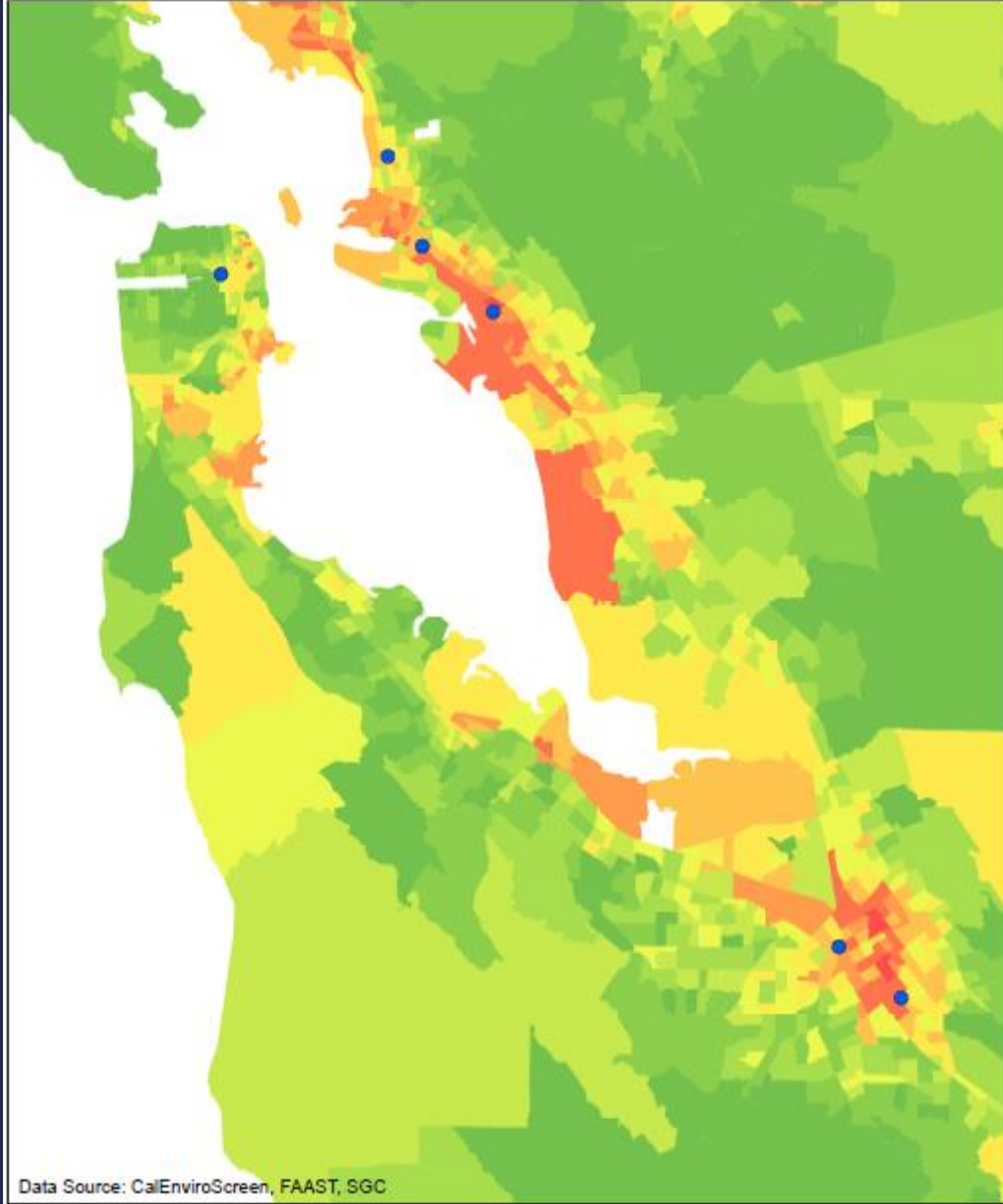
Data Source: CalEnviroScreen, FAAST, SGC

Region	Total Awards
Bay Area	7
Southern California	7
Sacramento	1
San Diego	1
San Joaquin Valley	7
North State-Sierra	2
TOTAL	25



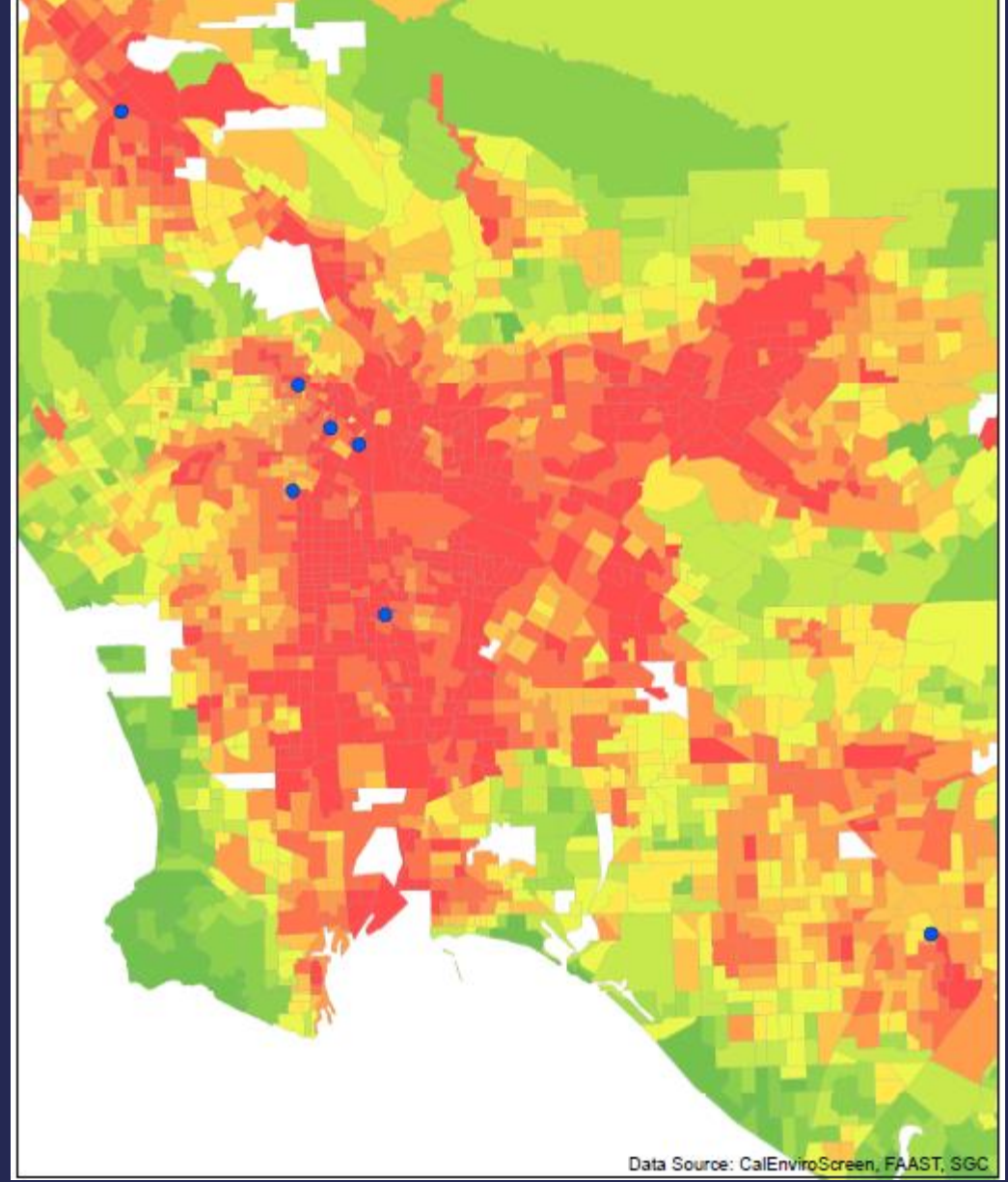
AHSC Award Recommendations 2016

Bay Area, California



AHSC Award Recommendations 2016

Greater Los Angeles Area, California



Examples of Recommended Projects



455 Fell Street

TOD Project – City of San Francisco



Project Details

- 81-85 % DAC (25% of work hours)
- 108 affordable housing units for 30-60% AMI
 - 57 one-bedroom
 - 42 two-bedroom
 - 8 three-bedroom
- 100% Affordable
- Density: 125 units/acre
- 1,700 ft² community garden
- Transportation Service: Light Rail & Bus
- Adding landscaped medians, ADA upgrades, travel lane reductions for angled parking, pedestrian bulbouts, and traffic calming
- AHD: \$15,037,563
- STI: \$1,019,000
- **Total Award amount: \$16,059,563**

PATH Metro Villas Phase II

TOD Project – City of Los Angeles



Madison Avenue



Westmoreland Avenue

Project Details

- 96-100% DAC
 - 120 affordable housing units for 30-60% AMI
 - 60 efficiency units
 - 60 one-bedroom
 - 100% Affordable
 - Density: 140 units/acre
 - Significant case management and supportive services for transitioning homeless
-
- Transportation Service: Metro, BRT, Bus
 - Connects Beverly/Vermont Red Line Station to Virgil Ave bike lane via sidewalk improvements and bike-enhanced network
 - Sidewalk repair, curb ramps, tree replacement, pedestrian signals, and bike share

AHD: \$12,413,648

STI: \$1,192,345

Program: \$144,190

Total Award amount: \$13,750,183

Kings Canyon Connectivity Project

ICP Project – City of Fresno



Project Details

- 96-100% DAC
 - 135 affordable housing units for 30-60% AMI
 - 89 family units
 - 46 senior units
 - 100% Affordable
 - Workforce training program and construction apprenticeships
-
- Transportation Service: Bus
 - Building important bike and pedestrian infrastructure along several blocks to 2 new BRT stops (July 2017)

AHD: \$14,863,754

HRI: \$47,200

STI: \$513,222

TRA: \$155,250

Total Award amount: \$15,579,426

Redding Downtown Loop and Affordable Housing

ICP Project – City of Redding



Project Details

- Not in a DAC
- 56 affordable housing units for 30-60% AMI
 - 15 one-bedroom
 - 47 two-bedroom
 - 17 three-bedroom
- 70% Affordable
- 2,700 sq. ft. Commercial
- Transportation Service: Bus
- Adding Class IV cycle track and bike lanes, curb extensions, sidewalk construction, bus vouchers
- AHD: \$5,873,372
- HRI: \$3,570,000
- STI: \$8,973,958
- TRA: \$1,582,670
- **Total Award amount: \$20,000,000**

Lindsay Village

RIPA Project – City of Lindsay



Project Details

- 86-90% DAC
- 49 affordable housing units for 30-60% AMI
 - 14 one-bedroom
 - 18 two-bedroom
 - 18 three-bedroom
- 100% Affordable
- Density: 20 units/acre
- 100% Solar PV and grey water recycling
- Transportation Service: Bus
- Vanpool and Public Transit ridership program with sidewalks, bike lanes, traffic calming
- AHD: \$4,043,694
- HRI: \$405,000
- STI: \$1,069,659
- **Total Award amount: \$5,518,353**

Key Policy Issues for Consideration



Ongoing Policy Considerations

- GHG Reductions Associated with Senior Housing Projects
- Lack of Data Availability for Bike Infrastructure Scoring Criteria
- Clarity and Streamlining Information Provided through Guidelines and Application Process

Possible Areas for Guideline Revision

- Transit Definitions
- Transportation Readiness Requirements
- Housing Density Requirements
- GHG Reduction Quantification Methodology
- Joint Application Policy
- Walkability and Bikeability Scoring Criteria

2016 Technical Assistance



Technical Assistance by AHSC Staff to Applicants

February 2016: NOFA Workshops

- 6 Locations Statewide
- Individual Consultations with Prospective Applicants

May 2016: Full Application Consultations

- Phone calls or in-person meetings with all invited to Full Application

Pilot AHSC TA Program & Outreach Efforts

- \$500,000 for Pilot TA Program for disadvantaged communities
- 5 of 25 recommended awardees worked with SGC TA Teams
- UC Davis to conduct evaluation of 2016 TA
- Plans for Year 3: Capacity Building and Outreach
 - Workshops in San Joaquin Valley and Southern California
 - One-on-One meetings with jurisdictions with potential projects

Next Steps and Timeline



Tentative Schedule

Figure 2: Tentative Schedule for AHSC Round 3	
<i>Quarterly Cap & Trade Auction</i>	<i>November 2016</i>
Listening Sessions on Lessons Learned in AHSC Round 2	Fall 2016
Release of Round 3 Draft Program Guidelines	Winter 2017
Stakeholder Meetings/Comments on Draft Guidelines	Winter 2017
<i>Quarterly Cap & Trade Auction</i>	<i>February 2017</i>
<i>TCAC Applications Due</i>	<i>Early March 2017</i>
Final Guidelines to Council for Approval	Spring 2017
<i>Quarterly Cap & Trade Auction</i>	<i>May 2017</i>
<i>TCAC Applications Due</i>	<i>Late June 2017</i>
Release of Round 3 Application	Summer 2017



Next Steps

- **Robust Feedback and Guideline Revision Process**
 - Several months to gather meaningful recommendations
 - Consider changes to application process
- **Future Project Coordination & Partnerships**
 - AHSC Project Tracking
 - Capacity-Building Workshops

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